



PANOLA COUNTY - 159 ACRES
\$700,000



presented by

Landhawk Realty
662.609.8455

PANOLA COUNTY – 159ACRES

Location:

- Panola County, MS
- Curtis Road, Batesville, MS
- less than 40 miles southeast of Oxford & Ole Miss
- 30 minutes from Sardis Lake Marina
- 30 minutes from Enid Lake
- 10 miles west of Batesville
- 60 miles south of Memphis

Coordinates:

34.339491, -90.125113

Property Information:

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- established road system throughout the property
- 62 acres of precision-leveled farm ground
- 1% - 1.5% level grade
- annual farm lease of \$12,400
- 75 acres of CRP with an annual payment of \$10,289 through 2032
- previous hunting lease of \$5,000, but not leased for the current year
- diesel water well on the property for irrigation and flooding
- 3 deer stands – 2 black condo stands and a 2-man tripod
- community water available with Enon, Locke Station, Curtis Water Association
- electricity available - TVEPA
- fiber optic internet available with TVI-Fiber

Property Use:

- farming
- recreational
- deer, small game, ducks, turkey
- future timber harvest

Taxes

- \$2,400

Landhawk Realty

Molly Hawkins - broker/owner
molly@landhawk.net

Calvin Hawkins - realtor/FAA drone pilot
1442 Viney Creek Road, Sardis, MS 38666
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Department of
Agriculture

Panola County, Mississippi



Next

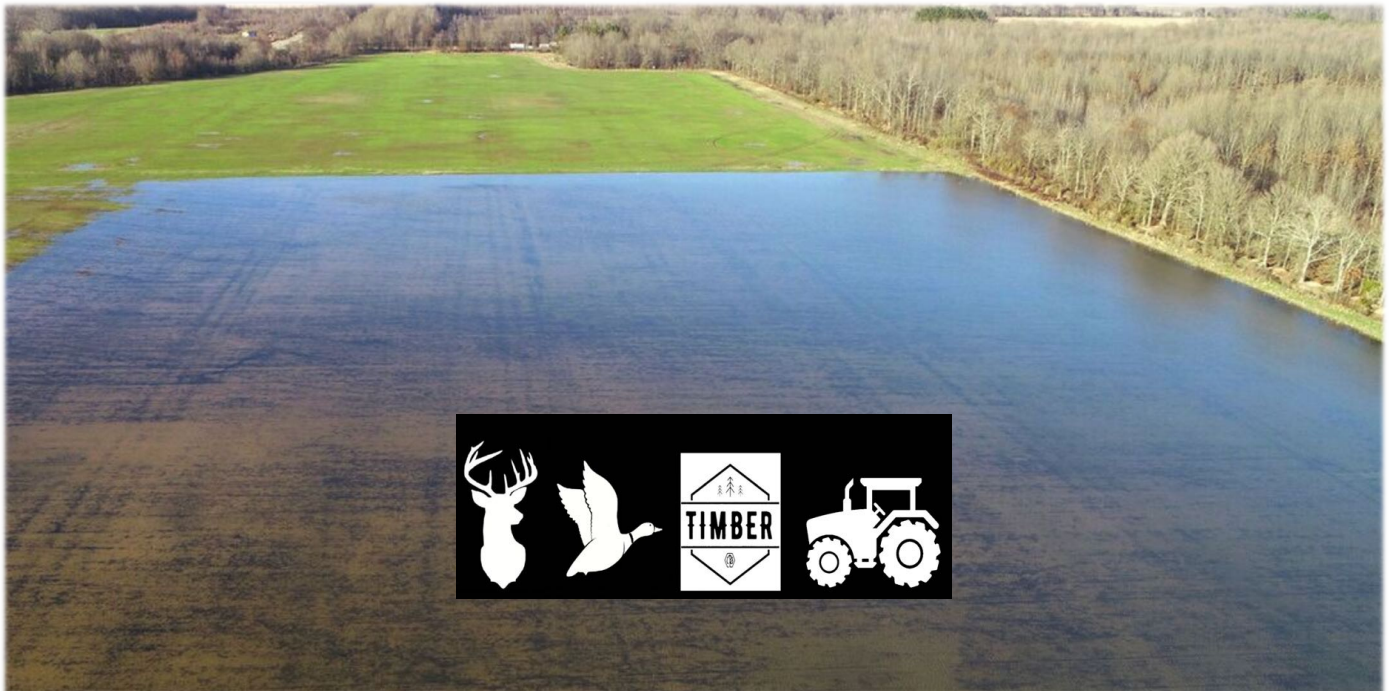
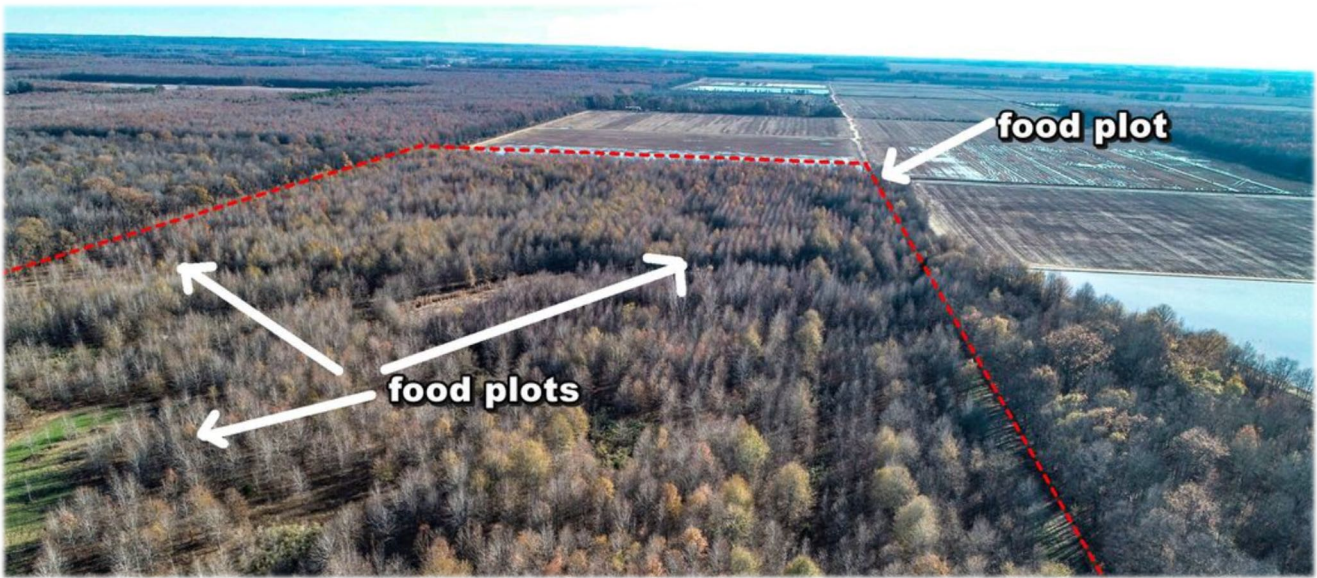
With only a 1% - 1.5% grade, this levied field floods easily during rainy seasons just by closing the gates and not having to use the well.



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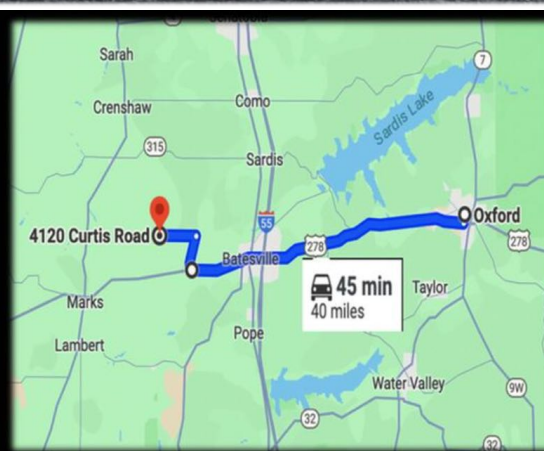
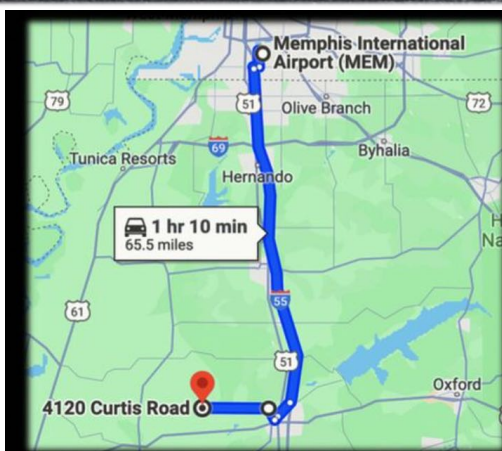
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[Land ID Map Link](#)

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